

## 'Coffee/Pancake Shop'

Central Cardiff Ref CR 224



**Price**  
**Business: £49,950 plus sav**

**Business:** A very well presented Coffee shop that also specialties in pancakes. The area where the business is located is very popular with city workers and visitors especially in the summer months where people enjoy the el fresco ambiance of the setting.

The business has the benefit of a long lease.

Operated by the vendor and seven part time staff the business is easily managed.

**Location:** At the heart of the city centre in a modern mixed food and beverage courtyard.

### **Financial Details:**

Weekly Sales: £2,000

**Accounts:** Will be made available once the business has been viewed.

### **Opening Hours:**

7 days 10.00am to 10.00pm

### **Premises:**

The business is housed in a modern detached property with views across the courtyard. The unit is approx.240 sq ft and has 20 covers inside with a further 20 covers outside. Equipment includes a double pancake hotplate, a coffee machine, coffee grinder, microwave oven, chest freezer, 2 No refrigerators, small under counter freezer, and a stainless steel sink unit.

### **Tenure:**

Leasehold 12 years remaining (renewable)  
Rent: £22,000 pa

Rates:

TBA

would like to visit and we will make the arrangement.



**Offers:** All offers are for the leasehold, goodwill, fixtures and fittings and should be made to this office.

**Finance:** If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.



**Viewing: This is a confidential sale. Please respect the vendor's wishes.** To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you